

Frankfort Architectural Review Board

June 19, 2007

Members Present:	Charles Booe	
	Donald Perry	
	Roger Stapleton	(3)
Members Absent:	Andy Casebier	
	John Downs	(2)

There being a quorum, the meeting proceeded. Chairman Roger Stapleton called the meeting to order.

A correction was noted on page four, third paragraph that Mr. Casebier and Mr. Stapleton voted against the motion. A motion was made by Mr. Booe to approve the minutes with above noted correction. The motion was seconded by Mr. Perry and carried unanimously.

The first item of business was a request from St. Clair Properties for a Certificate of Appropriateness to repair exterior fire damage and restore the first and second floors of the façade to its original historic appearance for property located at 331 St. Clair Street, zoned CB – Central Business District.

Mr. Justin Evilsizor, Staff Planner, was present for a power point presentation and staff report. Mr. Evilsizor stated on March 4, 2007 a fire occurred in buildings on St. Clair Street and the structure sustained both internal and external damage.

Mr. Evilsizor stated on the first floor storefront there would be painting of the cast iron pilasters to remain; install and paint new entrance front. He added the doors, frame and transom were to be wood and the glass would be clear tempered and the doors would be 29" x 106". Mr. Evilsizor stated there would be new entrance floors and curbs as required. He stated they would install and paint the new storefront and the doors, frames, transom and kickplates were to be wood.; Mr. Evilsizor stated the windows would be replaced and the sash would be wood, single hung 1/8" clear glass.

Mr. Evilsizor stated on the second floor the items were outlined in the staff report as well as the third floor items. Mr. Evilsizor stated the materials would be mimicked if original could not be obtained. Mr. Evilsizor requested his verbal and written testimony be entered into the record. Mr. Evilsizor added he had been in touch with Public Works and part of the building is in the right-of-way and they would be looking for an Engineer's Certification for the railing area and it would be handled during the building permit process.

Mr. John Gray, applicant was present and stated the building façade would be restored to when it was first built. Mr. Booe questioned the width of the doors and if it would meet safety code issues. It was stated these items would be addressed during building permit process. Mr. Gray stated he was in agreement with the staff report. There was no one in the audience to speak in favor or in opposition to the request.

A motion was made by Mr. Perry to issue the Certificate of Appropriateness with the seven staff conditions being met. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from David Paterson for a Certificate of Appropriateness to replace eight wood windows with double hung vinyl windows at 202 East Todd Street, zoned SC -- Special Capital District.

Maya DeRosa, Planning Supervisor, was present for the power point presentation and staff report. She stated there were two items that did not comply with the regulations. She stated the applicant was making the request for energy efficiency and easier cleaning. Ms. DeRosa stated there were other windows on the market that would work. Ms. DeRosa recommended denial. She added the amendment that she would support repair or replace with like materials. Mr. Perry asked if the trim was decorative. Ms. DeRosa stated no. Mr. Booe asked if the existing windows had storm windows. Ms. DeRosa stated they were aluminum.

Mr. David Paterson, applicant stated he had nothing to add. He stated the request was due to energy efficiency. He stated some sash weights are broken and some are painted shut. There was no one in the audience to speak in favor or in opposition to the request.

Mr. Perry stated they were not really replacing the wood trim they were just covering it up. He stated they were no covering up architectural features as it was just a piece of white wood except for the red top. He stated it won't show a difference from the road and he did not feel it would be a negative impact. Mr. Booe stated he felt it was a superior alternative because they would be removing the storm window. He added he felt it was a compatible substitution.

A motion was made by Mr. Booe to approve the request as submitted with staff conditions. The motion was seconded by Mr. Perry. Those voting in favor: Mr. Perry and Mr. Booe. Voting against the motion was Mr. Stapleton. The motion carried 2-1.

Ms. DeRosa stated there would be a work session on July 10 dealing with the Zoning Ordinance.

A motion was made by Mr. Perry and seconded by Mr. Booe to adjourn. The motion carried unanimously.

Chairman Roger Stapleton

Recording Secretary Dianna
Rogers